

FOR SALE

**Premier Plaza Shopping Center
3118 Edgewood Avenue West
Jacksonville, FL 32209**



(+/-) 67,000 Square Feet

- Two (2) Building Shopping Center
- Save-A-Lot & Family Dollar anchored
- 8.4 Acres of Land • Zoning CCG-1 • Value Add (Upside Potential)
- Located within "Enterprise Zone" and "Empowerment Zone"
- Functional Floor Plans with Existing Build-out
- 6 per 1,000 sq. ft. Parking Ratio
- On-site ATM • One (1) Building Pad Site Available
- New roofs • Freshly painted • Some new HVAC's • Security cameras
- New fencing • Asphalt re-surfaced/striped • New lighting
- Rent Roll & Demographics – Available Upon Request
- Asking: \$4,200,000.00, i.e. \$62.68 p.s.f.

Office

Industrial

Retail

**Property
Management**

Development

Investment

**For more Information Contact:
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